

2010-002618

Klamath County, Oregon



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02/23/2010 03:37:07 PM

Fee: \$47.00

Reserved for Deed Records Use

### WARRANTY DEED

By this instrument, Frank R Felley, and spouse, Donna R Felley, of 1428 San Carlos Pl, Escondido, CA 92026, (collectively the "Grantor"), conveys and warrants to Denise R Steele, married, of 9159 Via De Amor, Santee, CA 92071, (the "Grantee") all right, title and interest in and to the following described real property situated in Klamath County, Oregon:

Lot 28, in block 48 of Tract 1184, Oregon Shores-Unit2, First Addition, according to the official plat there of on file in the office of the County Clerk of Klamath County, Oregon  
Map #3507-018AC-01000.

The Grantor warrants that at the time of the delivery of the deed the Grantor is seized of the estate in the property which the Grantor purports to convey, that the Grantor has good right to convey the same and that the property is free from encumbrances except as specifically set forth on this deed.

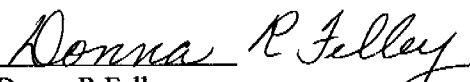
The Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$1,577.00, the receipt and sufficiency of which is hereby acknowledged.

Dated this 22 day of February.

GRANTOR

  
Frank R Felley

  
Donna R Felley

Signed, Sealed and Delivered  
In the Presence of:

Sign: Nicole R. Felley Sign: \_\_\_\_\_  
Name: NICOLE R. FELLEY Name: \_\_\_\_\_

**GRANTEE**

Denise R Steele  
Denise R Steele

Signed, Sealed and Delivered  
In the Presence of:

Sign: [Signature] Sign: \_\_\_\_\_  
Name: WAYNE STERLIE Name: \_\_\_\_\_

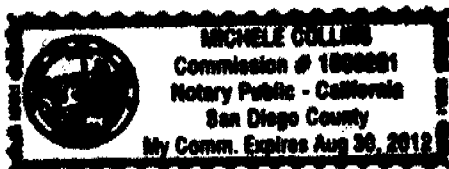
**Grantor Acknowledgment**

State of California )  
County of SAN DIEGO )

On the 22<sup>ND</sup> day of FEB, 2010, before me, Michele Collins, NOTARY PUBLIC  
personally appeared Frank R Felley, and spouse, Donna R Felley, of 1428 San Carlos Pl, Escondido, CA  
92026, who proved to me on the basis of satisfactory evidence to be the persons whose names are  
subscribed to the within instrument and acknowledged to me that they executed the same in their  
authorized capacities, and that by their signatures on the instrument the persons, or the entities upon  
behalf of which the persons acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal.



Michele Collins  
Notary Public  
Michele Collins  
(print name)

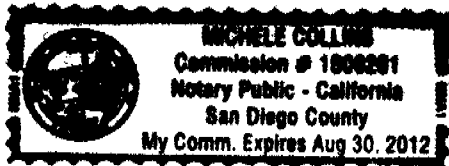
## Grantee Acknowledgment

State of California )  
County of SAN DIEGO )

On the 22<sup>ND</sup> day of FEB, 2010, before me, Michele Collins, Notary Public, personally appeared Denise R Steele, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Michele Collins  
Notary Public  
Michele Collins  
(print name)

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

After recording return to:

Denise Steele

9159 Via De Amor, Santee, CA 92071